130.0	0001	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,104,000 /	1,104,000
					USE VALUE:	1,104,000 /	1,104,000
					ASSESSED:	1,104,000 /	1,104,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PELHAM TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWER JANE DUNCAN MORSE TRUST
Owner 2:	JANE DUNCAN MORSE BOWER 2010
Owner 3:	REVOCABLE TRUST
Street 1:	14 PELHAM TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOWER JANE D -
Owner 2:	-
Street 1:	14 PELHAM TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,246 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 3485 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7246.000	526,300	4,100	573,600	1,104,000
Total Card	0.166	526,300	4,100	573,600	1,104,000
Total Parcel	0.166	526,300	4,100	573,600	1,104,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.79 | /Parcel: 316.7

Legal Description

User Acct 83983

GIS Ref

GIS Ref

Insp Date 10/14/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 130.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	526,200	4100	7,246.	573,600	1,103,900	1,103,900	Year End Roll	12/18/2019
2019	101	FV	406,900	4100	7,246.	605,500	1,016,500	1,016,500	Year End Roll	1/3/2019
2018	101	FV	406,900	4100	7,246.	446,200	857,200	857,200	Year End Roll	12/20/2017
2017	101	FV	406,900	4100	7,246.	427,000	838,000	838,000	Year End Roll	1/3/2017
2016	101	FV	406,900	4100	7,246.	395,200	806,200	806,200	Year End	1/4/2016
2015	101	FV	383,100	4100	7,246.	331,400	718,600	718,600	Year End Roll	12/11/2014
2014	101	FV	383,100	4100	7,246.	323,800	711,000	711,000	Year End Roll	12/16/2013
2013	101	FV	383,100	4100	7,246.	308,500	695,700	695,700		12/13/2012

!10163!

PRINT

Date	Time
12/11/20	00:30:17

LAST REV

Date	Time
01/17/18	15:19:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10163

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWER JANE D,	54243-239		2/2/2010	Convenience	99	No	No		
MORSE GWENDOLYN	35358-310		4/26/2002	Family	99	No	No		
MORSE WILLIAM D	31240-485		3/23/2000	Convenience	1	No	No		
	11402-740		9/28/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/26/2009	Measured	372	PATRIOT
11/18/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83983
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7246		Sq. Ft.	Site		0	90.	0.88	10									573,642						573,600	

Total AC/HA: 0.16635 | Total SF/SM: 7246 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 573,642 | Spl Credit | Total: 573,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97639102
Const Adj.:	1.01959801
Adj $ / SQ:	129.418
Other Features:	82500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715139
Depreciation:	188797
Depreciated Total:	526342

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

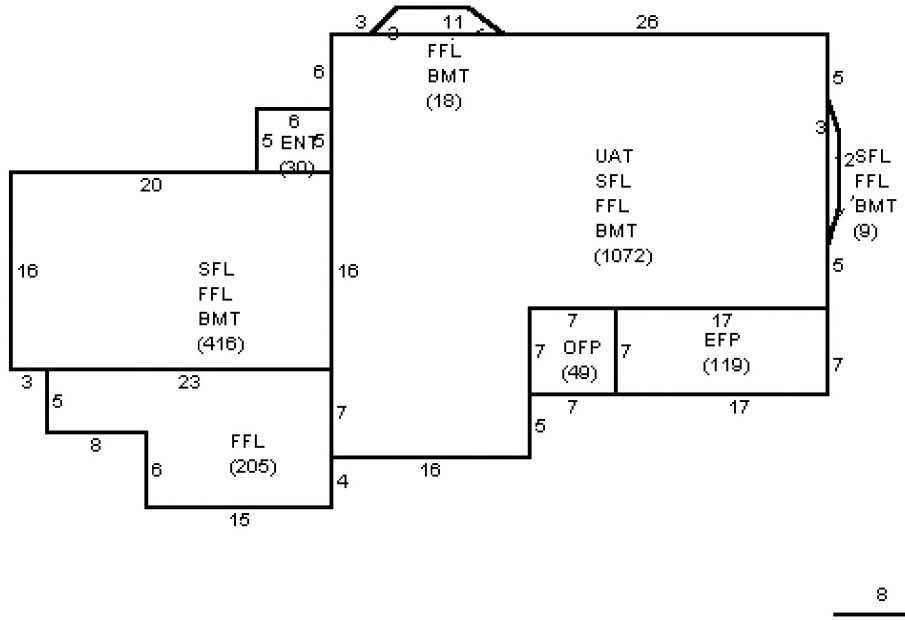
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	M
Totals			
1	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,720	129.420	222,600
BMT	Basement	1,515	38.830	58,821
SFL	Second Floor	1,497	129.420	193,739
UAT	Upper Attic	268	90.590	24,279
EFP	Enclos Porch	119	51.090	6,079
OFP	Open Porch	49	44.860	2,198
ENT	ENTRY	30	26.920	808
	Net Sketched Area:	5,198	Total:	508,524
Size Ad	3217	Gross Are	6002	FinArea 3485

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	156.60
Special Features:	0	Val/Su Net:	101.25
Final Total:	526300	Val/Su SzAd	163.60

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 130.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1910	25.42	T	40	101			3,700			3,700
2	Frame Shed	D	Y	1	3X20	A	AV	1910	0.00	T	40	101						
19	Patio	D	Y	1	7X20	A	AV	1960	4.93	T	40.8	101			400			400

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc